

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Houston, Harris County, on Beltway 8, the State of Texas acquired certain land for highway purposes by an instrument recorded in Clerk's File No. H941233, Official Public Records of Real Property, Harris County, Texas.

A portion of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

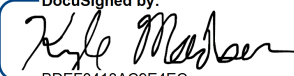
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

IDV-BP South Belt, LLC is an abutting landowner and has requested to purchase the tract for \$16,817.

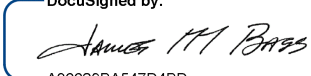
The commission finds \$16,817 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to IDV-BP South Belt, LLC for \$16,817; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD
Executive Director

115780 June 25, 2020

Minute Number	Date Passed
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Exhibit "A"

March, 2020
Tract 18
Page 1 of 5

County: Harris
Highway: Beltway 8
Limits: SH 288 to Old SH 35
RCSJ: 3256-04-005

Property Description for Tract 18

Being a 0.1379 acre, (6,006 square feet) tract of land, being out of a called 4.935 acre tract of land as described in Clerk's File No. H941233 in the Official Public Records Harris County, Texas, and in the Sam Houston Tollway "South Belt Drive" plan filed under the Federal Aid Project No. ACC 8012-1-72 Part 1 – Sheets 7 & 8, situated in the Mary C. Bulriec Survey, Abstract No. 128 in the City of Houston, Harris County, Texas. Said 0.1379 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

COMMENCING at a 5/8 inch iron rod with cap stamped "GLO" found in the east right-of-way line of Cottingham Road, an apparent variable width right-of-way, as recorded in said Volume 5, Page 1, Clerk's File Nos. RP-2017-165690, RP-2017-165691, B013556, B013557, Volume 3704, Page 674, H.C.D.R, Volume 5, Page 1, H.C.M.R, Volume 3704, Page 678, H.C.D.R, Volume 3535, Page 320, H.C.M.R, Volume 3535, Page 318, H.C.M.R. and Volume 3535, Page 329 H.C.M.R. all being in the Official Public Records Harris County, Texas, also called the east line of a proposed extension of Martin Luther King Blvd and southwest corner of a called 214.017 acre tract of land conveyed to IDV-BP SOUTH BELT, LLC, as recorded in Harris County Clerk's File No. RP-2019-543937 of the Official Public Records of Harris County, Texas; from which a 3/4 inch iron pipe found for the northwest corner of a called 1.284 acre tract, conveyed to IDV-BP SOUTH BELT, LLC, as recorded in Harris County Clerk's File No. RP-2020-92259 of the Official Public Records of Harris County, Texas, bears S 88°33'58" W, a distance of 20.00 feet, thence as follows;

North 88°33'58" East, departing the east right-of-way line of said Cottingham Road, and southwest corner of said 214.017 acre tract, continuing between the common line of said 214.017 acre tract and said called 1.284 acre tract, a distance of 483.47 feet to a 1/2 inch iron pipe found for the northeast corner, being the northeast corner of said 1.284 acre tract, being an interior corner of said 214.017 acre tract and located in the common line between Lot 7 and Lot 19, Section "C" of said Allison – Richey Gulf Coast Home Co. Subdivision;

South 03°09'17" East, along and with the east line of the aforementioned 1.284 acre tract, the west line of said 214.017 acre tract, a distance of 102.50 feet to a 5/8 inch iron rod with cap (illegible) found in the line of said 1.284 acre tract, a southwest corner of said 214.017 acre tract, in the existing north right-of-way line of the Sam Houston Tollway having a variable width right-of-way as described in Clerk's File No. H941233 in the Official Public Records Harris County, Texas, and in the plan filed under the Federal Aid Project No. ACC 8012-1-72 Part 1 – Sheets 7 & 8 for a point of curvature; from which a TXDOT Type III monument bears south 30° east, 0.29 feet.

THENCE: Along and with the south line of said 214.017 acre tract, and the existing north right-of-way line of said Sam Houston Tollway the following courses and distances, thence as follows;

Northerly, along a non-tangent curve to the right, having a radius of 2,891.79 feet, a central angle of 04°07'19", a chord bearing and distance of North 85°17'51" East, 207.99 feet, for an arc length of 208.03 feet (called 208.16 feet) to a TXDOT Type III monument found for a point of tangency,

North 87°21'30" East, a distance of 168.43 feet to a 5/8 inch iron rod with a cap stamped "Pape-Dawson" set for the POINT OF BEGINNING of this tract;

THENCE: Along and with the said 0.1379 acre tract, the following courses and distances, thence as follows;

- 1.) North 81°30'02" East, a distance of 34.69 feet (Called North 81°30'23" East, 34.69 feet) to a TXDOT Type III monument found for a found for an angle point,
- 2.) North 42°13'51" East, a distance of 78.45 feet (Called North 42°19'28" East, 78.32 feet) to a TXDOT Type III monument found for an angle point,
- 3.) North 03°23'44" East, a distance of 34.61 feet (Called North 03°08'32" East, 34.69 feet) to a TXDOT Type III monument found for an angle point,
- 4.) North 87°26'02" East, a distance of 41.99 (Called North 87°21'51" East, 41.78 feet) to a 5/8 inch iron rod with a cap (illegible) found in the west right-of-way line of a 40-foot Dedicated Roadway as shown in Section "C" of Allison – Richey Gulf Coast Home Co. Subdivision, as recorded in Volume 5, Page 1 of the Map Records of Harris County, Texas, and Volume 1001, Page 738 of the Deed Records of Harris County, Texas, for the northeast corner of this tract,

Exhibit "A"

March, 2020

Tract 18

Page 3 of 5

- 5.) South $02^{\circ}02'57''$ East, along the said 40-foot Dedicated Roadway, a distance of 5.29 feet (Called South $02^{\circ}50'12''$ East) to a 5/8 inch iron rod with a cap (illegible) found for an angle point,
- 6.) South $02^{\circ}46'43''$ East, continuing along the said 40-foot Dedicated Roadway, a distance of 88.21 feet to a 5/8 inch iron rod with a cap stamped "Pape-Dawson" set for the southeast corner of this tract,
- 7.) South $87^{\circ}21'30''$ West, a distance of 135.65 feet to the POINT OF BEGINNING, and containing 0.1379 acres in the City of Houston, Harris County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 49206-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 18, 2020

Brian Nawara
2020.03.18 14:39:04-05'00'



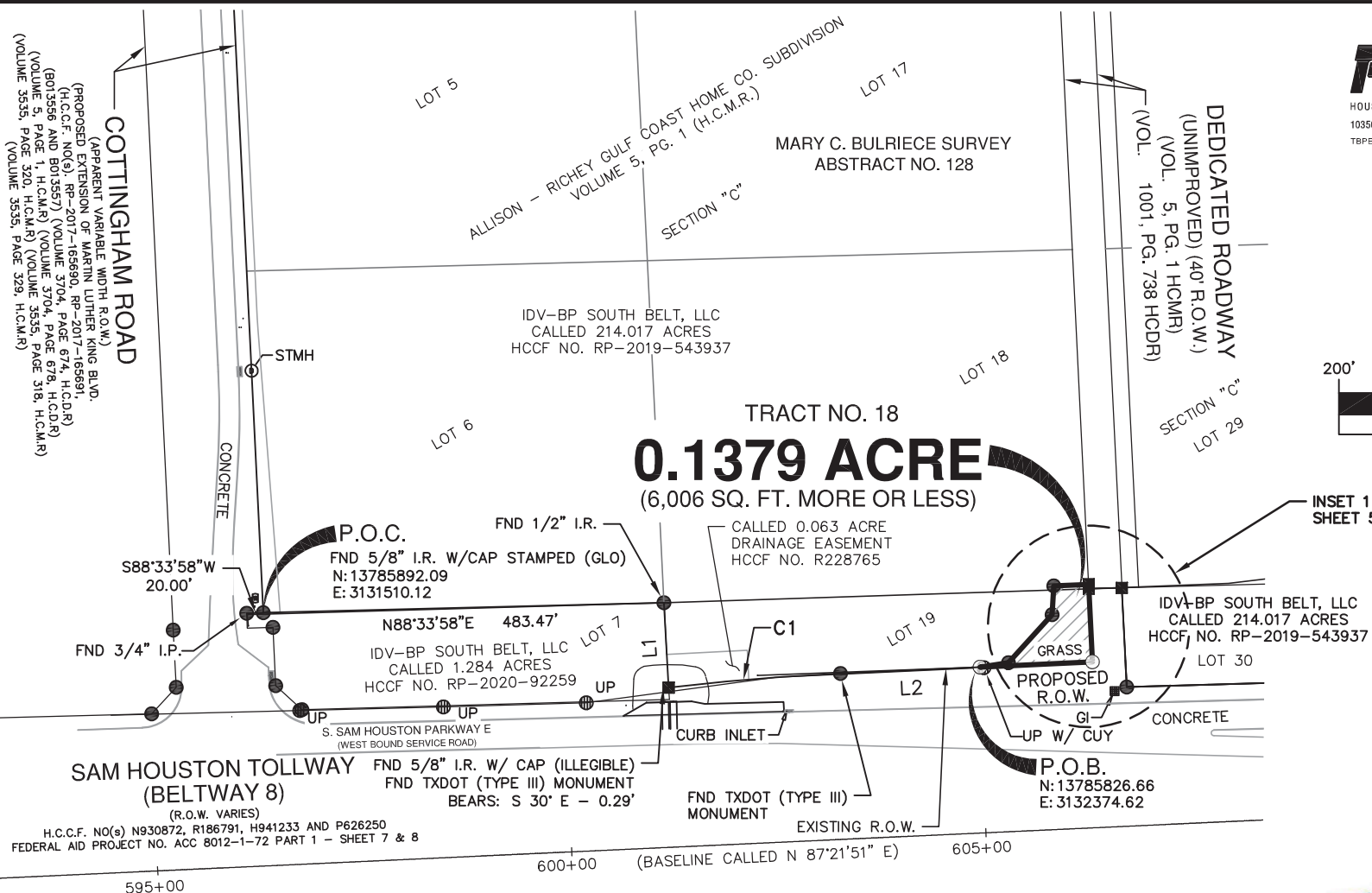
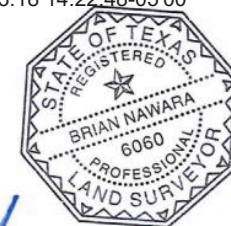
Brian Nawara



SCALE: 1" = 200'



TRACT NO. 18
0.1379 ACRE
 (6,006 SQ. FT. MORE OR LESS)

INSET 1
SHEET 5
 Brian Nawara
 2020.03.18 14:22:48-05'00'

B. Nawara
LEGEND

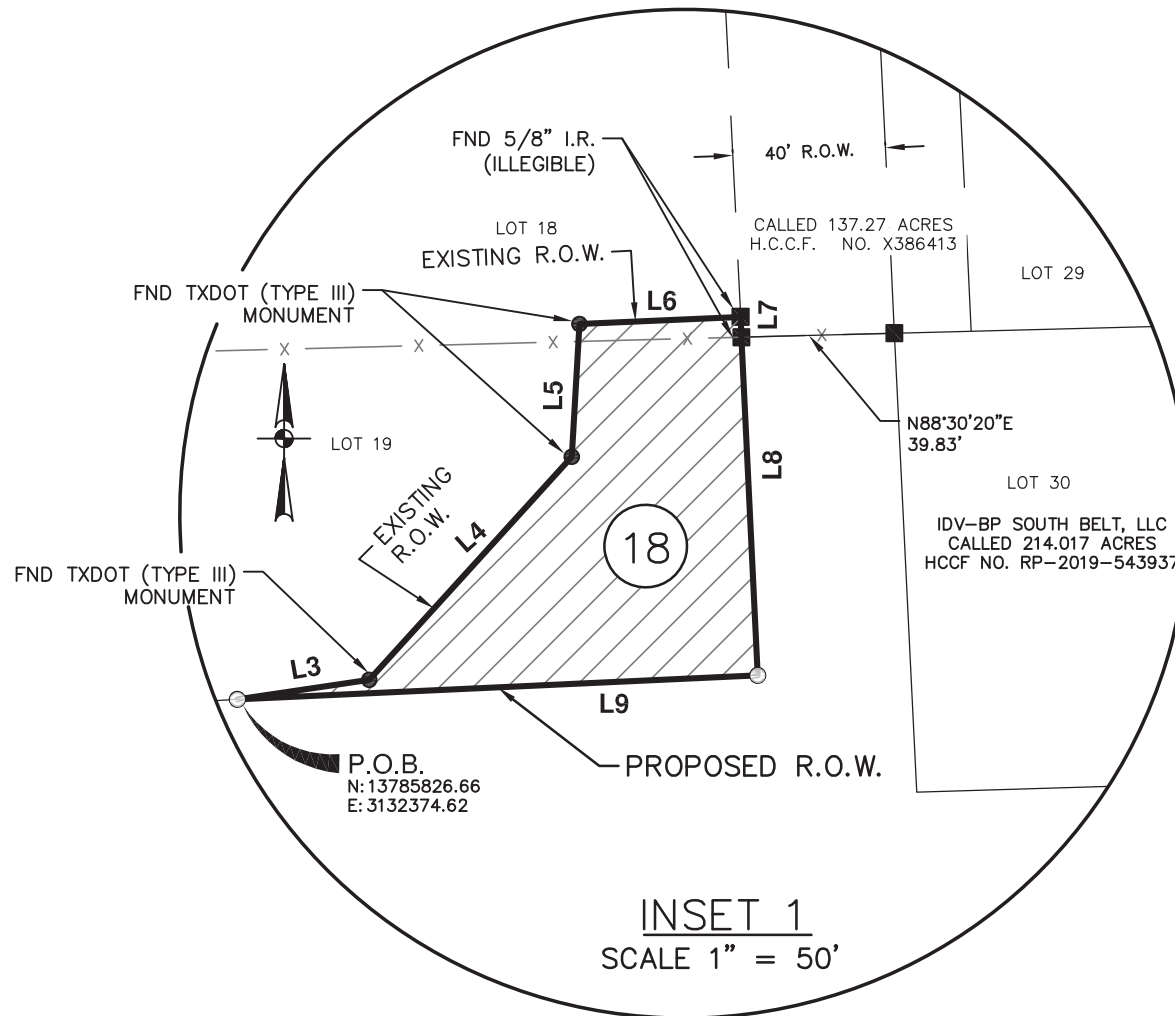
- FOUND 5/8" I.R. WITH CAP (ILLEGIBLE)
- FOUND TXDOT (TYPE III) MONUMENT UNLESS OTHERWISE INDICATED
- SET 5/8" IRON ROD STAMPED "PAPE-DAWSON"
- ▣ GRATE INLET
- ⊙ STMH STORM DRAIN MANHOLE
- UP UTILITY POLE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY

 PLAT
 SHOWING PROPERTY OF
TRACT 18
 SAM HOUSTON TOLLWAY
 (BELTWAY 8)
 PAPE-DAWSON ENGINEERS

 HARRIS COUNTY
 MARCH, 2020

 SHEET 4 OF 5
 RCSJ: 3256-04-005

SCALE 1" = 200'

**NOTES:**

- 1.) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
- 2.) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- 3.) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
- 4.) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE (S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48201C1030L, DATED JUNE 18, 2007, FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

ZONE X (UNSHADED), DEFINED AS: "OTHER; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE X (SHADED), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOOD."

- 5.) THE HORIZONTAL COORDINATES SHOWN ARE SURFACE AND ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NAD-83 (NA2011); EPOCH 2010.00, AND WERE DERIVED USING GPS RTK METHODS REFERENCED TO THE NATIONAL GEODETIC SURVEY CORS NETWORK, THE COORDINATES MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00012.

LINE TABLE			CALLED BEARING AND DISTANCE	
LINE	BEARING	LENGTH	BEARING	LENGTH
L1	S03°09'17"E	102.50'		
L2	N87°21'30"E	168.43'		
L3	N81°30'02"E	34.69'	N81°30'23"E	34.69'
L4	N42°13'51"E	78.45'	N42°19'28"E	78.32'
L5	N03°23'44"E	34.61'	N03°08'32"E	34.69'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2,891.79'	4°07'19"	N85°17'51"E	207.99'	208.03'

LINE TABLE			CALLED BEARING AND DISTANCE	
LINE	BEARING	LENGTH	BEARING	LENGTH
L6	N87°26'02"E	41.99'	N87°21'51"E	41.78'
L7	S02°02'57"E	5.29'	S02°50'12"E	
L8	S02°46'43"E	88.21'		
L9	S87°21'30"W	135.65'		

PLAT
SHOWING PROPERTY OF

TRACT 18

SAM HOUSTON TOLLWAY
(BELTWAY 8)
PAPE-DAWSON ENGINEERS

HARRIS COUNTY
MARCH, 2020

SHEET 5 OF 5
RCSJ: 3256-04-005

SCALE 1" = 50'